

3.3 JRB Miscellaneous

In this section, the Standing Joint Review Board is explained, and the differences in procedure are detailed. For municipalities that have several TIDs, or if the composition of the JRB will not change for some time, the Standing JRB is a convenient option. Having designated a person to represent their overlying taxing jurisdiction, the decision does not need to be made again. This allows a few people to gain a high level of expertise in analyzing TIF plans, and should improve the level of understanding of the effects TIDs have on the taxing districts. This option only work if all of the TIDs in a community are in the exact same overlying taxing jurisdictions.

Another important issue for members of any JRB to understand is the role they play after the TID is created. The JRB has responsibilities that go beyond just approving creation resolutions. Any time a TID is amended – whether a project plan amendment or a territory amendment – the JRB must consider and approve this action. This approval is essential because the JRB member is representing the taxpayers of their taxing district. If an amendment will substantially affect the length of time the TID is open or increase the project costs, more of the district's tax dollars will be directed to the TID. As with creation, it is the role of the JRB representatives to determine if this project would be a wise use of tax dollars.

Standing JRB

Selecting Members – Again, Standing JRBs can only be used in communities where all of the TIDs have the exact same overlying taxing jurisdictions.

One of the very early actions required to create a TID is to notify the overlying taxing jurisdictions and invite them to select a representative to serve on the JRB. At this time, the municipality should let the districts know if they plan to follow the traditional, temporary JRB format, or if they would like to create a Standing JRB. If the Standing JRB option is used, this choice is very important, because this representative will serve throughout the lives of all of the municipality's TIDs. The initial notice to overlying taxing jurisdictions to select members to serve on the board should still be sent, even after a Standing JRB has been created. This notice sets the date for the initial meeting, and is part of the legal timetable set forth in TIF Law.

Please Note: Certain individuals are identified in the TIF Law that should be given preference when choosing a JRB representative. Details on these considerations are provided in Section 3.1 JRB Membership.

Initial Meeting – The first time a JRB meets it has to select a public member, and then choose a chair to head the group. A Standing JRB must still have this meeting when it is convened for subsequent action, or for additional TIDs. Nowhere in the TIF Law does it waive this requirement from the Standing JRBs, nor does it require that they change their membership in any way. By having this initial meeting, the Standing JRB could invite a new public member to serve on the Board, or decide to select a new member to serve as chair. If the membership of the JRB will not be changed, this initial meeting may be very brief, but this meeting *must* still take place. Before the public hearing takes place, but

within 14 days of the first public notice, the Standing JRB members should meet to acknowledge that they have agreed on their public member and chair, and may then adjourn until they are sent the governing body's creation resolution.

Review Project Plan – The members of the JRB are not explicitly required to observe the TID, or provide any type of additional oversight between meetings. One of the advantages of the Standing JRB, however, is that the membership is constant, so the members are able to stay current with TIF developments in the municipality. In addition to reviewing plan amendments and territory changes, the members may want to occasionally observe the developments in the TID. Understanding the progress of the development is a key to making informed decisions regarding amendments in the future. The knowledge gained by working on the Standing JRB can also help members make better decisions about creating TIDs in the future. For example, if certain assumptions proved inaccurate, these assumptions should be more heavily scrutinized in subsequent project plans. The JRB members should use all of their experience and knowledge to make the most wise and cost-effective decisions on behalf of the taxpayers of the district.

JRB Role after Creation

Once a TID has been created and certified by the DOR, there are several ways that the TID can be amended. The types of amendments are discussed in Section 2.2 TIF Amendment. The JRB must meet to consider these amendments, and (like with creation) vote to approve or deny the creation resolution from the local governing body. The decision to approve an amendment reflects the belief of the JRB members that the development goals of the municipality (and the overlying taxing jurisdictions that they represent) are being served, and that the taxpayers of the overlying taxing jurisdictions are being treated fairly. The criteria for the JRB decision are identified in TIF Law, and discussed fully in Section 3.2 JRB Responsibilities.